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Doc#: 2305206041 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/21/2023 09:58 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

WHEN RECORDED MAIL TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

SEND TAX NOTICE TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
SA - KGH KTRION LLC, 11031605-4
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 1, 2023, is made and executed between KGH KTRION, LLC, whose address is 1814 N. 15TH AVENUE, MELROSE PARK, IL 60160 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 22, 2008 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED IN COOK COUNTY ON MARCH 14, 2008 USING RECORDING NUMBERS 0807440092 & 0807440093.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in COOK County, State of Illinois:

LOTS 6, 7, 8, 9, 16, 17, 18, AND 19 AND THE EAST HALF OF VACATED 16TH AVENUE ADJOINING LOTS 16 THROUGH 19 IN BLOCK 2 IN ALBERT F. AMLING'S SUBDIVISION OF THE NORTH 40 ACRES OF THE WEST 60 ACRES OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

The Real Property or its address is commonly known as 1814 NORTH 15TH AVENUE, MELROSE PARK, IL 60160. The Real Property tax identification number is 15-03-201-006-0000 (VOL. 0154), 15-03-201-007-0000 (VOL. 0154), 15-03-201-008-0000 (VOL. 0154), 15-03-201-009-0000 (VOL. 0154), 15-03-201-018-0000 (VOL. 0154).

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

EXTEND MATURITY DATE BY FIVE YEARS UNTIL FEBRUARY 1, 2028 AND INCREASE THE INTEREST RATE FROM 4.50% FIXED TO 6.00% FIXED. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

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MODIFICATION OF MORTGAGE (Continued)

unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 1, 2023.

GRANTOR:

KGH KTIRION, LLC

By: 
POLYKENI THANOPOULOS, Member of KGH KTIRION, LLC

By: 
GEORGE THANOPOULOS, Member of KGH KTIRION, LLC

By: 
HARALAMBOS THANOPOULOS, Member of KGH KTIRION, LLC

LENDER:

FIRST NATIONS BANK

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

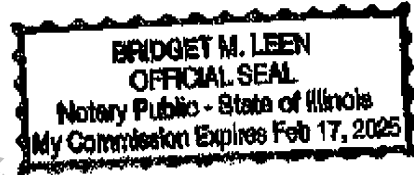
STATE OF Illinois)
) SS
 COUNTY OF COOK)

On this 1 day of February, 2023 before me, the undersigned Notary Public, personally appeared POLYXENI THANOPOULOS, Member of KGH KTRION, LLC; GEORGE THANOPOULOS, Member of KGH KTRION, LLC; and HARALAMBOS THANOPOULOS, Member of KGH KTRION, LLC, and known to me to be members or designated agents of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Bridget M. Leen Residing at Niles

Notary Public in and for the State of Illinois

My commission expires Feb. 17, 2025



PROPOSED COOK County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

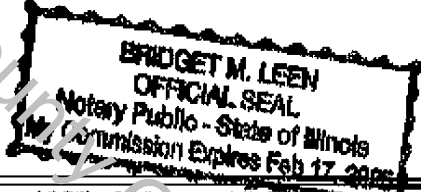
STATE OF Illinois)
) SS
 COUNTY OF COOK)

On this 1 day of February, 2013 before me, the undersigned Notary Public, personally appeared Sat Araino and known to me to be the A.U.P. authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS BANK** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **FIRST NATIONS BANK**.

By [Signature] Residing at Niles

Notary Public in and for the State of Illinois

My commission expires Feb. 17, 2015



Notary Clerk's Office